Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

Affiant

Subscribed and sworn to before me this 28th day of January, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 568722 DEEDWARRSP
02/04/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $582.75
20210204-0016492

2020-635

Address of New Owner:	Send Tax Bills to:	Tax Information:
DP 129, LLC		
333 N. Bedford Rd. Ste. 135	NEW OWNER	044-01-0-013.00
Mount Kisco, NY 10549		044-01-0-014.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Cobalt Ventures, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and do hereby transfer and convey to

DP 129, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Tract 1:
A tract of land situated in the 4th Civil District of Davidson County, Tennessee, and on the West side of Swinging Bridge Road and East of the Tennessee Central Railroad right-of-way at Old Hickory, Tennessee described as follows:

Beginning on an iron pipe at the intersection of East edge of Tennessee Central Railroad right-of-way and West edge of Swinging Bridge Road a point 46 feet South of intersection of center lines of Swinging Bridge Road and Cinder Road and runs as follows: South 48 - 35 East 117.5 feet with the West edge of Swinging Bridge Road right-of-way to an iron pipe; South 62 - 30 East 177.6 feet with the West edge of Swinging Bridge Road right-of-way to an iron pipe; South 48 - 35 East 379.7 feet with the West edge of Swinging Bridge Road right-of-way to an iron pipe; South 41- 30 West 74 feet to an iron pipe in East edge of TCRR right-of-way; North 48 - 35 West 550.8 feet with the East edge of TCRR right-of-way to an iron pipe; thence with the curve turning right, angle 30 degrees radius 235 feet length 124.68 feet with the East edge of TCRR right-of-way to the beginning, containing 0.94 acres, more or less.

Tract 2:
A tract of land situated in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Swinging Bridge Subdivision of record in Instrument No. 20210112-0005108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a

more complete description of the property.

Being a portion of the same property conveyed to Cobalt Ventures, LLC, a Tennessee limited liability company by Special Warranty deed from Charron and Williams, LLC, a Tennessee limited liability company of record in Instrument No. 20200601-0056177 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 01, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **0 Swinging Bridge, Old Hickory, TN 37138.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs, successors and assigns, forever. GRANTORS covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; but such covenants exist only to the extent of any claims arising by, through or under the GRANTORS. GRANTORS hereby covenant with GRANTEES the GRANTORS will forever defend GRANTEES against claims of all persons claiming by, through or under GRANTORS, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of January, 2021.

Cobalt Ventures, LLC, a Tennessee limited liability company

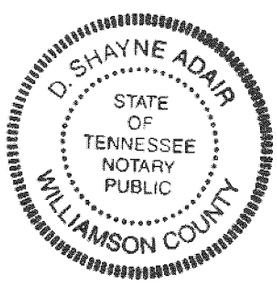
Trevor Garrett, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Trevor Garrett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Cobalt Ventures, LLC, a Tennessee limited liability company, and that he is authorized by Cobalt Ventures, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

